

# **SUMMARY**

## **City of Carrollton Called Mayor and Council Meeting**

### **JANUARY 13, 2009**

#### **3:00 p.m.**

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**Public Safety Complex, Court/Council Chambers, 115 West Center Street,  
Carrollton, Georgia**

#### **I. CALL TO ORDER**

The Mayor and City Council met in a called session on Tuesday, January 13, 2009 at 3:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 3:00 p.m. Members present: Mayor Wayne Garner, Councilmember Gerald Byrd, Councilmember Rusty Gray, and Councilmember Mandy Maierhofer. Members absent: Councilmember Peter Balega.

#### **II. INVOCATION**

Councilmember Byrd offered the invocation.

#### **III. CITIZEN COMMENTS**

There were none.

#### **IV. ITEMS OF DISCUSSION**

##### **1. Neighborhood Stabilization Program Proposal**

City Manager Coleman stated that the purpose of the called meeting was to discuss a proposal from Carrollton Housing Authority Executive Director Sandra Morris regarding the City of Carrollton's submittal of a grant for funding available due to a new law created by the Housing and Economic Recovery Act of 2008. The deadline for application for the grant is January 15, 2009. This new law caused the creation of the "Neighborhood Stabilization Program" (NSP), a program by which funding from the Federal Government filters down through the Georgia Department of Community Affairs (DCA) to local governments. The NSP provides funding for purchasing foreclosed and blighted properties in their jurisdiction under certain guidelines.

This funding is intended to stabilize neighborhoods and allows state and local governments the following authority:

- Buy abandoned or foreclosed homes
- Redevelop demolished or vacant properties
- Demolish or rehabilitate abandoned, foreclosed or blighted properties
- Offer down payment and closing cost assistance to low to moderate income homebuyers
- Reuse properties for affordable rental housing.

CM Coleman advised that preliminary information indicates that Carroll County meets requirements to receive approximately \$2,500,000, or possibly more, for this program.

In addition, after several discussions with Carrollton Housing Authority Executive Director Sandra Morris, she has agreed to utilize the monies to purchase as many foreclosed single family homes as practical (20-30), while providing down payment and closing cost assistance to approximately 50%. Some of the money is allocated to repairing damages and to the Housing Authority for planning and administration of the grant. CHA Director Morris advised that the

Housing Authority would also like to use a portion of the grant money to demolish 42 units at the "Davis Homes Housing Project", which have been vacated for a long period of time.

CM Coleman explained that qualified families making as much as 120% of the median income in Carroll County may apply for the program. The median income is \$58,000 and the 120% cut off is approximately \$69,600. Families earning this amount or less may qualify for a lease purchase program for up to seven (7) years, making payments and living in the residence as their primary residence and as much as 85% of their payments reducing the principle with low or no interest charged. Others will rent property from the Housing Authority.

CM Coleman advised that Federal Code requires that all payments be returned to the Federal Budget after 6/30/13, but H.U.D. has indicated that this will not be the case so long as the money is reinvested in the program.

At this time, Mayor Garner inquired as to whether there were any questions regarding the matter.

Councilmember Byrd inquired as to how the Housing Authority would determine which houses could be purchased for the program. .

Housing Authority Director Sandra Morris advised that a series of public meetings would be held and determination would then be made.

Councilmember Maierhofer inquired as to whether only current housing authority residents would be eligible.

Housing Authority Director Morris advised that no, the opportunity did not apply for only a select group of citizens and that determination would be made on a first come first served basis for those meeting eligibility requirements after mandatory attendance at counseling classes.

**Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to approve the City of Carrollton's submittal of Neighborhood Stabilization Program (NSP) funding grant to be administered through the Carrollton Housing Authority as presented. Motion passed 4 – 0. (Councilmember Balega absent).**

## **V. ADJOURN**

There being no further business to address, the meeting adjourned at 3:14 p.m.